



TYPE III APPLICATION (QUASI-JUDICIAL REVIEW)

File #: _____

TYPES – PLEASE CHECK ONE:

- ☐ Annexation
☐ Comprehensive Plan Amendment (site specific)
☐ Zoning Amendment (site specific)
☐ Historic Landmark Modification/alteration

- ☒ Conditional Use Permit
☐ Type III Major Modification
☒ Planned Unit Development
☐ Other: (Explain) _____

APPLICANT INFORMATION:

APPLICANT: 3J Consulting, Inc C/O Mercedes Serra

ADDRESS: 9600 SW Nimbus Ave. Suite 100, Beaverton, OR 97008

EMAIL ADDRESS: mercedes.serra@3j-consulting.com

PHONE: 503-946-9365 x211

MOBILE: _____

FAX: _____

OWNER (if different from above): Bruce A. Thomas, Valerie J. Thomas

PHONE: _____

ADDRESS: 4821 E Portland Road, Newberg, Oregon 97132

ENGINEER/SURVEYOR: 3J Consulting Inc, C/O Aaron Murphy

PHONE: 503-946-9365 x218

ADDRESS: 9600 SW Nimbus Ave. Suite 100, Beaverton, OR 97008

GENERAL INFORMATION:

PROJECT NAME: Crestview Green

PROJECT LOCATION: 4813 and 4821 E Portland Road

PROJECT DESCRIPTION/USE: Planned unit development including 14 single-family units, 96 single-family attached units and 24 multi-family units

MAP/TAX LOT NO. (i.e. 3200AB-400): 321600900

ZONE: R-1, R-2, C-2

SITE SIZE: 4.94

SQ. FT. ☐

ACRE ☒

COMP PLAN DESIGNATION: LDR, MDR, COM

TOPOGRAPHY: Sloped

CURRENT USE: Single-family residential

SURROUNDING USES:

NORTH: Single-family residential

SOUTH: Single-family residential

EAST: Single-family residential

WEST: Planned development - single-family, attached and multi-family

SPECIFIC PROJECT CRITERIA AND REQUIREMENTS ARE ATTACHED

General Checklist: ☒ Fees ☒ Public Notice Information ☒ Current Title Report ☒ Written Criteria Response ☒ Owner Signature

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Planned Unit Development	p. 26

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Applicant Signature

Date

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CONDITIONAL USE PERMIT CHECKLIST

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☒ **PROJECT STATEMENT** – Provide a written statement that addresses the operational data for the project, including hours of operation, number of employees, traffic information, odor impacts, and noise impacts.

☒ **SITE DEVELOPMENT PLAN.** Make sure the plans are prepared so that they are at least 8 ½ x 11 inches in size and the scale is standard, being 10, 20, 30, 40, 50, 100 or multiples of 100 to the inch (such as 1":10', 1":20' or other multiples of 10). Include the following information in the plan set (information may be shown on multiple pages):

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PHONE: _____

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MAP/TAX LOT NO. (i.e. 3200AB-400): R3216 01000

ZONE: R-1, R-2, C-2

SITE SIZE: 5.64 SQ. FT. ☐ ACRE ☒

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 - ☒ **Site Features:** Indicate the location and design of all on-site buildings and other facilities such as mail delivery, trash disposal, above ground utilities, loading areas, and outdoor recreation areas. Include appropriate buffering and screening as required by the code.
 - ☒ **Exterior Lighting Plan:** Show all exterior lighting, including the direction of the lighting, size and type of fixtures, and an indication of the amount of lighting using foot candles for analysis.
 - ☒ **Landscape Plan:** Include a comprehensive plan that indicates the size, species and locations of all planned landscaping for the site. The landscape plan should have a legend that indicates the common and botanical names of plants, quantity and spacing, size (caliper, height, or container size), planned landscaping materials, and description of the irrigation system. Include a calculation of the percentage of landscaped area.
 - ☒ **ADA Plan Compliance:** Indicate compliance with any applicable ADA provisions.
 - ☒ **Architectural Drawings:** Provide floor plans and elevations for all planned structures.
 - ☒ **Sun Exposure Plan Diagram:** All buildings and structures on the site must comply with the sun exposure plan (see Figure VIII in the Development Code for more details).
 - ☒ **Signs and Graphics:** Show the location, size, colors, materials, and lighting of all exterior signs, graphics or other informational or directional features if applicable.
 - ☒ **Other:** Show any other site elements which will assist in the evaluation of the site and the project.
- ☐ **TRAFFIC STUDY** - A traffic study shall be submitted for any project that generates in excess of forty (40) trips per p.m. peak hour. This requirement may be waived by the Director when a determination is made that a previous traffic study adequately addresses the proposal and/or when off-site and frontage improvements have already been completed which adequately mitigate any traffic impacts and/or the proposed use is not in a location which is adjacent to an intersection which is functioning at a poor level of service. A traffic study may be required by the Director for projects below forty (40) trips per p.m. peak hour where the use is located immediately adjacent to an intersection functioning at a poor level of service.